045.0	0005	0009.0	1 of 1	Commercial	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 1,576,100 / 1,576,100
					USE VALUE: 1,576,100 / 1,576,100
					ASSESSED: 1,576,100 / 1,576,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
323	-329	BROADWAY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GEO-CHAR REALTY LLC
Owner 2:	
Owner 3:	
Street 1:	4 MIAMI AVE
Street 2:	C/O GREGORY MAZMANIAN
Twn/City:	FALMOUTH
St/Prov:	MA Cntry: Own Occ: N
Postal:	02540 Type:

PREVIOUS OWNER

Owner 1:	MAZMANIAN GREGORY G -
Owner 2:	CORFF CHRISTINE -
Street 1:	4 MIAMI AVE
Twn/City:	FALMOUTH
St/Prov:	MA Cntry:
Postal:	02540

NARRATIVE DESCRIPTION

This parcel contains .152 Sq. Ft. of land mainly classified as Store with a Store Building built about 1930, having primarily Brick Exterior and 5170 Square Feet, with 5 Units, 0 Bath, 0 3/4 Bath, 0 Half Baths, 0 Rooms, and 0 Bdrm.
George G Mazmanian dod 1/1

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B3	VILLAGE B	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
325	6642.000	796,500		779,600	1,576,100
Total Card	0.152	796,500		779,600	1,576,100
Total Parcel	0.152	796,500		779,600	1,576,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 304.85 | /Parcel: 304.85

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 31959
GIS Ref
GIS Ref
Insp Date 11/09/18

!3833!

PREVIOUS ASSESSMENT

Parcel ID: 045.0-0005-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	325	FV	796,500	0	6,642.	779,600	1,576,100		Year end	12/23/2021
2021	325	FV	796,500	0	6,642.	766,300	1,562,800		Year End Roll	12/10/2020
2020	325	FV	796,500	0	6,642.	753,000	1,549,500	1,549,500	Year End Roll	12/18/2019
2019	325	FV	758,300	0	6,642.	708,700	1,467,000	1,467,000	Year End Roll	1/3/2019
2018	325	FV	758,300	0	6,642.	620,100	1,378,400	1,378,400	Year End Roll	12/20/2017
2017	325	FV	758,300	0	6,642.	487,200	1,245,500	1,245,500	Year End Roll	1/3/2017
2016	325	FV	758,300	0	6,642.	487,200	1,245,500	1,245,500	Year End	1/4/2016
2015	325	FV	714,200	0	6,642.	442,900	1,157,100	1,157,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	23:39:49

LAST REV

Date	Time
11/23/21	10:31:48
apro	

PAT ACCT. 3833

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAZMANIAN GREGO	72251-474	1	2/21/2019	Convenience	99	No	No		
MAZMANIAN GREGO	72251-469	1	2/21/2019	Convenience	99	No	No		Confirmatory deed
MAZMANIAN GEORG	58877-380		4/12/2012	Convenience	99	No	No		
	15884-85		11/1/1984		1	No	No		Charlotte Mazmanian dod 1/29/1985

USER DEFINED

Prior Id # 1:	31959
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/6/2019	616	Alterati	122,000	O				
10/5/2017	1313	Redo Kit	15,000	C				
4/19/2016	470	Inter Fi						int renovations
8/14/2006	675	Inter Fi	100,000			G8	GR FY08	RENO INTERIOR
9/27/2005	874	Manual	8,000			G7	GR FY07	ADD ATM & INT FITU
3/29/2005	191	Inter Fi		C				
3/21/2005	190	Sign	200					
1/8/2001	8	Sign	400	C				3 SIGNS ON MEDFORD
1/28/1998	50	Sign	1,200					SIGN
1/22/1998	41	Alterati	8,000					DOORWAY

ACTIVITY INFORMATION

Date	Result	By	Name
4/14/2021	I & E Return	JO	Jenny O
6/4/2019	I & E Return	JO	Jenny O
11/9/2018	MEAS&NOTICE	HS	Hanne S
2/8/2017	I & E Return	EMK	Ellen K
5/4/2016	I & E Return	MM	Mary M
3/12/2009	Meas/Inspect	197	PATRIOT
10/18/2005	Fieldrev-Chg	BR	B Rossignol
4/13/2000	Meas/Inspect	197	PATRIOT
12/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
325	Store		6642		Sq. Ft.	Site		0	44.	2.67	CG									779,566						779,600	

Total AC/HA:	0.15248	Total SF/SM:	6642	Parcel LUC:	325	Store	Prime NB Desc	COMM GD	Total:	779,566	Spl Credit		Total:	779,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	78 - Store		
Sty Ht:	1 - 1 Story		
(Liv) Units:	5	Total:	5
Foundation:	3 - BrickorStone		
Frame:	2 - Steel		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	5 - Lino/Vinyl		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	4		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	6	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	24.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	24.5	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	0.99342358
Const Adj.:	1.03709078
Adj $ / SQ:	103.027
Other Features:	30119
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1054943
Depreciation:	258461
Depreciated Total:	796482

COMMENTS

H&R BLOCK; STAR BUCKS; DAHA YOGA & WILD CHILD, 1VACANT STORE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:	HB	6

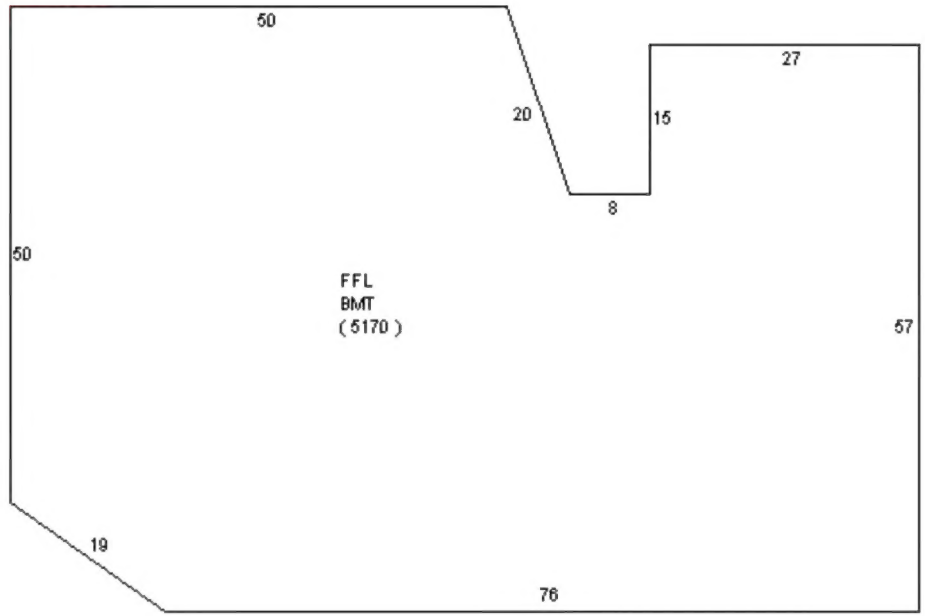
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	5,170	30.910	159,795
FFL	First Floor	5,170	103.030	532,650

Net Sketched Area:	10,340		Total:	692,445	
Size Ad	5170	Gross Area	10340	FinArea	5170

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	100	OFC	30	A	1
FFL	100	RST	30	A	1

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	150.42
Special Features:	0	Val/Su Net:	77.03
Final Total:	796500	Val/Su SzAd	154.06

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

045.0-0005-0009.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: